



## 8 Summerlands, Backwell

Guide Price £339,950



## 8 Summerlands

Backwell, Bristol

### Charming 1/2 Bedroom Bungalow with Conservatory in Over-60s Development

This well-cared-for 1/2 bedroom bungalow is located in a peaceful cul-de-sac in Backwell, within a sought-after over-60s development that offers a wonderful sense of community. The property is conveniently positioned near local amenities, including shops, a doctor's surgery, a hairdresser, and various other useful stores.

Upon entering the home, you are welcomed by a bright entrance hall that leads into a spacious lounge featuring a bay-fronted window, allowing plenty of natural light to flood the room. Off the lounge is a recently refurbished kitchen, and the current owner has also upgraded the property with gas central heating.

At the rear of the bungalow, you'll find a spacious double bedroom with views over the garden and fitted Sharps wardrobes for ample storage. A versatile second bedroom can serve as a dining room or study, offering flexibility to suit your needs. Step into the conservatory, an ideal space for relaxing, enjoying a morning coffee, or dining. The conservatory opens to the low-maintenance garden, thoughtfully designed for easy upkeep.



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The bungalow also features a refurbished bathroom with a modern double shower and a skylight that brings in plenty of natural light. Externally, the property offers convenient side access and a well-kept garden, making it an ideal choice for those seeking a low-maintenance home.

Offered with no onward chain, this ready-to-move-into bungalow is perfect for anyone looking to downsize while enjoying a comfortable and convenient lifestyle.

- Semi Detached Bungalow
- No Chain
- Flexible Accommodation
- Gas Central Heating
- Conservatory
- Low Maintenance Garden
- Over 60's Retirement Bungalow

***Council Tax band: C***

***Tenure: Freehold***

***EPC Energy Efficiency Rating: D***



#### Hall

#### Lounge

13' 5" x 12' 6" (4.10m x 3.80m)

#### Kitchen

8' 2" x 8' 6" (2.50m x 2.60m)

#### Bedroom

9' 2" x 12' 10" (2.80m x 3.90m)

#### Bedroom 2/Dining Room

8' 2" x 7' 10" (2.50m x 2.40m)

#### Conservatory

8' 10" x 7' 10" (2.70m x 2.40m)

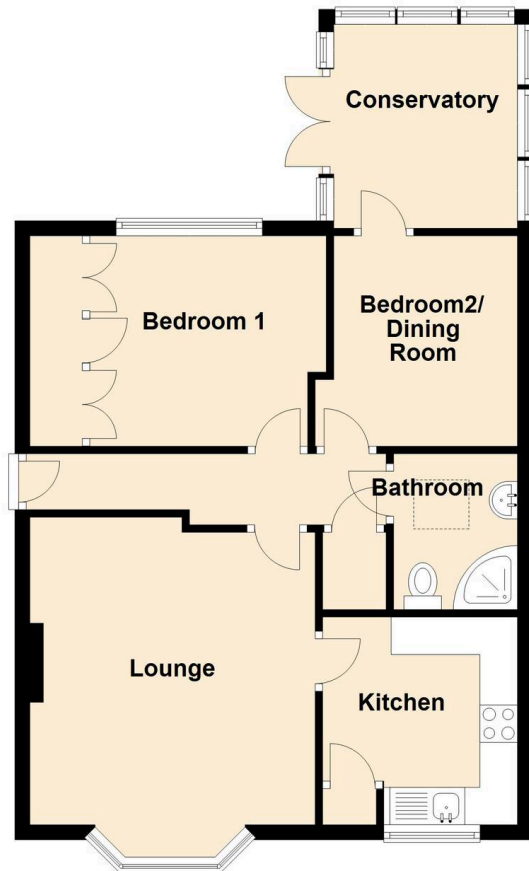
#### Bathroom

### Backwell:

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.




Ground Floor



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>119</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	



## Parker's Estate Agents

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### IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.



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